

KLESTADT WINTERS JURELLER

SOUTHARD & STEVENS, LLP

200 West 41st Street, 17th Floor

New York, New York 10036-7203

Tel: (212) 972-3000

Fax: (212) 972-2245

Tracy L. Klestadt

Christopher Reilly

*Proposed Counsel to 1325 Atlantic Realty
LLC, Debtor and Debtor in Possession*

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK**

-----X
In re :
: Chapter 11
1325 ATLANTIC REALTY LLC :
: Case No. 22-40277 (NHL)
Debtor. :
-----X

**DECLARATION OF ESTHER GREEN
PURSUANT TO LOCAL BANKRUPTCY RULE 1007-4**

Esther Green declares as follows pursuant to 28. U.S.C. §1746:

1. I am the manager of 1325 Atlantic Realty LLC, the above-captioned debtor and debtor in possession (the “Debtor”). I am generally familiar with the business and financial condition of the Debtor. In accordance with E.D.N.Y. Local Bankruptcy Rule (“Local Rules”) 1007-4, I submit this declaration (the “Declaration”) in connection with the Debtor’s voluntary petition (the “Petition”) for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) filed in the United States Bankruptcy Court for the Eastern District of New York (the “Bankruptcy Court”) on February 16, 2022 (the “Petition Date”).

2. There is no other or prior bankruptcy case filed by or against the Debtor. No committee of unsecured creditors was organized prior to the order for relief in the Debtor’s Chapter 11 case.

3. A copy of the resolutions authorizing the Chapter 11 filing is attached to the Petition and incorporated by reference herein. Unless otherwise indicated, all financial information contained herein is presented on an estimated and unaudited basis. The Debtor is a single asset real estate debtor within the meaning of Bankruptcy Code §101(51 B).

A. Debtor's Business – Description, History and Organizational Structure

4. The Debtor is a New York limited liability company and owns the property known as 1325-1339 Atlantic Avenue, Brooklyn, New York (the “Property”).

B. Debtor's Capital Structure

5. The Debtor is a privately held New York limited liability company 100% owned by Green 20 LLC. I am the duly appointed manager of the Debtor.

C. Dispute with Tenant and Circumstances Leading to Filing of the Petition

6. The Debtor is a limited liability company which, as described above, owns the Property as its only asset. The Debtor has filed this case due to an ongoing dispute with Brooklyn Hospitality Group, LLC (the “Tenant”), which currently leases the Property. As described in more detail below, among other things, the Tenant (i) failed to pay the base rent subsequent to February 1, 2021; (ii) failed to complete agreed upon construction on the Property designed to convert the Property into a hotel; (iii) failed to pay, at least, 18 contractors working on the construction project which led to multiple mechanic’s liens being placed on the Property totaling approximately \$3,476,604.13; (iv) stopped paying rent; (v) stopped paying real estate taxes; (vi) left the Debtor scrambling to ensure proper insurance coverage was established on the Property; and (vii) has refused to vacate the Property. All of this has left the Debtor pursuing and defending multiple litigations and scrambling to ensure it maintains possession of the Property.

7. The Debtor commenced a lawsuit against the Tenant and other parties entitled *1325 Atlantic Realty LLC v. Brooklyn Hospitality Group LLC; Lazar Waldman; and Sands Capital LLC* (Supreme Court of the State of New York, Kings County, Index No. 524178/2021), seeking to remove the Tenant from the Property, and obtain damages for breach of contract and unjust enrichment (the “Tenant Litigation”). The Debtor intends to remove the Tenant Litigation to this Court.

8. Additionally as discussed below, the Debtor faces a lawsuit from a contractor hired by the Tenant seeking to foreclose its mechanic’s lien due to the Tenant’s failure to pay for goods and services rendered. Debtor intends to remove that action to this Court as well.

9. On or around August 4, 2017, the Debtor’s predecessor 1325 Atlantic LLC and the Tenant entered into a written lease (the “Lease”) relating to the Property, whereby the Tenant leased the Property and was obligated to pay monthly rent of the Lease and additional rent as defined in the Lease from the commencement date and continuously for 49 years thereafter.

10. Pursuant to the Lease, the Tenant agreed to perform certain construction work on the Property to conform the space into a hotel free and clear of all liens.

11. The Lease was modified by a First Amendment to the Lease dated April 1, 2019 (the “Amendment” and collectively, with the Lease shall be referred to as the “Lease”). The Amendment acknowledged the Debtor as assignee of the original landlord in relation to the Property and the Lease.

12. As part of the modification to the Lease, the original guarantor, Lazar Kleinberger, was released of all obligations and Lazar Waldman (“Guarantor”) agreed to guarantee the Tenant’s obligation under the Lease. Accordingly, on April 1, 2019 the Guarantor executed a personal guarantee in favor of the Debtor.

13. In addition, the amendment allowed for a discount in rent for a twenty-four month period (“Partial Discount”) from the date of the Amendment if Tenant completed the “Initial Construction” as defined in the Lease “diligently...without interruptions.” If the Tenant was entitled to the Partial Discount, the Amendment provided that the total discount allowed would then be repaid the sooner of (a) March 31, 2024 or (b) termination of the Lease.

14. The amendment allowed for the Partial Discount to benefit the Tenant (reducing the monthly base rent from \$101,631.25 to \$25,000.00) to assist the Tenant in paying for insurance, property tax, and construction workers; however, as described below, the Tenant failed to utilize the funds as agreed upon.

15. Further, the Amendment provided that any nonperformance by the Tenant for four (4) or more consecutive months shall automatically be deemed an interruption.

16. Although the Tenant commenced the construction work on the Property, the Tenant continually made late rent payments. Further, and unbeknownst to the Debtor, the Tenant failed to pay the companies it had hired to build/improve the Property, resulting in the Property being encumbered by multiple mechanic’s liens.

17. In addition to the above, the Tenant defaulted under the terms of the Lease in the multiple ways.

18. First, the Tenant has failed to make any payments towards its rent obligations since February 1, 2021.

19. Second, for several months no construction work has been taking place at the Property and it appears the Tenant has abandoned the same.

20. Third, over the last year and a half, there were at least eighteen (18) mechanic's liens filed against the Property relating to the Tenant's failure to pay contractors totaling approximately \$3,476,604.13.

21. In addition, in or around January of 2021, the Tenant, obtained a leasehold mortgage for \$6,400,000 from Sands Capital, LLC ("Sands Capital"), which filed a lien on the Tenant's leasehold interest in the Property (the "Sands Capital Mortgage").

22. As set forth below, the Sands Capital Mortgage is subordinate to the Debtor's rights in the Property.

23. Fourth, despite prior demand, the Tenant has failed to provide the Debtor with proof of its compliance with the insurance obligations set forth in Articles 6, 7 and 13 of the Lease and Article 7 of the Amendment and Schedule B-1 and B-2 of the Amendment.

24. Specifically, the Tenant was required to maintain (a) workers compensation insurance, (b) liability coverage (naming the Debtor as additional insured); and (c) builders risk insurance for the completed value of the building. The Tenant was further obligated to provide the Debtor with a true copy of the insurance policies relating to the Property which list the Debtor as an additional insured.

25. Fifth, the Tenant's insurance lapsed and the Tenant failed to notify the Debtor of the same, in breach of the Lease. Due to this, the Debtor was forced to obtain its own policy, despite the Lease obliging the Tenant to maintain insurance naming the Debtor as an additional insured.

26. Sixth, the Tenant failed to provide the Debtor the proof of the insurance and the policies relating to the construction at the Property as set forth in Article 37.03 of the Lease despite the Debtor's written demands that the tenant provide such proof of insurance,

27. Seventh, despite demand, the Tenant failed to pay or provide proof of payment of real estate taxes for the Property as required under the Lease. Worse, the City's records indicate that the real estate taxes have not been paid since 2019 and there is a past due balance in the amount of \$735,541.55¹plus interest accruing daily owed.

28. In addition to the unpaid rent and damages outlined above, because the Tenant failed to pursue the Initial Construction, failed to pay the construction companies that the Tenant hired, failed to pay the expenses including insurance as defined in the Lease, and even failed to pay the reduced rent in a timely manner, the Partial Discount is due and payable.

29. By Letter dated July 28, 2021, the Debtor notified the Tenant of the aforementioned defaults and provided an opportunity to cure said defaults (the "Demand Letter").

30. In addition, on July 28, 2021, the Debtor provided the Tenant with a COVID hardship declaration form in the event that the Tenant claimed said form is applicable to the Tenant.

31. The Tenant failed to respond to the Demand Letter.

32. Accordingly, the Debtor sent the Tenant a termination letter on August 17, 2021 seeking to terminate the Lease as of August 31, 2021, in accordance with Article 26 of the Lease.

33. The termination notice demanded possession of the Property from the Tenant and payment of the outstanding rent.

34. Although the Debtor has not accessed the Property, it appears that the Tenant has abandoned the Property and has not accessed it in months.

¹ The City sold most of this balance to MTAG Services LLC, leaving a balance of \$130,954 still remaining owed to the City.

35. The Landlord has not received any rental payments from a new tenant and is not able to relet the Property until the Tenant agrees to vacate or vacates upon an order of a court.

36. On September 23, 2021, the Debtor commenced the Tenant Litigation against the Tenant, Guarantor and Sands Capital seeking damages in connection with breach of the Lease, ejection of the Tenant from the Property, unjust enrichment damages in the amount of unpaid rent, and a declaratory judgment rendering the Sands Capital Mortgage cancelled and void.

37. The Tenant Litigation is currently pending.

38. On January 10, 2022, Tristate Fencing Corp, d/b/a Rock Brokerage brought suit against the Debtor seeking to, among other things, foreclose on its mechanics lien against the Property and force the sale of the same. See *Tristate Fencing Corp., d/b/a Rock Brokerage v. 1325 Atlantic Realty LLC, Brooklyn Hospitality LLC, LW Developers Corp.* (Supreme Court of the State of New York, Kings County, Index No. 500831/2022).

39. Faced with the onslaught of new litigation, the continued non-payment of rent by the Tenant and the filing of multiple mechanic's liens against its sole asset, the Debtor had no choice but to file for bankruptcy protection in order to address and resolve these issues in a single forum.

D. Debtor's Case Was Not Originally Commenced Under Chapter 7 or Chapter 13

40. The Debtor's case was not initially commenced under chapter 7 or Chapter 13 and no trustee has been appointed in the case.

E. Prepetition Creditors' Committee

41. To the best of my knowledge, no pre-petition creditors' committee was formed prior to the Petition Date.

F. Twenty Largest Unsecured Creditors

42. A list setting forth the Debtor's twenty (20) largest unsecured creditors, excluding those persons who constitute "insiders" under Bankruptcy Code section 101(31), is attached hereto as Exhibit A. As required by Local Rule 1007-4(a)(5), Exhibit A includes the creditors' names, addresses, telephone numbers (for persons familiar with the account, if available), amount of each claim, and an indication of whether the claims are contingent, unliquidated, disputed, or partially secured.

G. Five Largest Secured Creditors

43. Pursuant to Local Rule 1007-4(a)(6), a list setting forth the Debtor's secured claims, is attached hereto as Exhibit B. As required by Local Rule 1007-4(a)(6), Exhibit B includes the creditors' names, addresses, telephone numbers (for persons familiar with the account, if available), amount of each claim, and an indication of whether the claims are contingent, unliquidated, disputed, or partially secured.

H. Assets and Liabilities

44. As required by Local Rule 1007-4(a)(8), a current balance sheet and summary of the Debtor's assets and liabilities is attached as Exhibit C.

I. Ownership Structure

45. As required by Local Rule 1007-2(a)(9), no classes of shares of stock, debentures, or other securities of the Debtor are publicly held. The Debtor's ownership interests are held 100% by Green 20 LLC, with myself acting as manager.

J. Debtor Property Held By Others

46. The Debtor has no property in possession or custody of any custodian, public officer, mortgagee, pledgee, assignee of rents or secured creditor, or agent for any such entity.

K. Debtor's Leased Space

47. As required by Local Rule 1007-4(a)(11); the Debtor is currently not a lessee of any properties.

L. Location of Debtor's Assets and Books and Records

48. Pursuant to Local Rule 1007-4 (a)(12), the majority of the Debtor's books and records are maintained by Esther Green-Blumenfeld at 404 Arlington Ave., Lakewood, NJ 08701.

M. Threatened or Pending Actions Against the Debtor

49. As required by Local Rule 1007-4 (a)(13), the following legal actions involving the Debtor are pending:

- i. *1325 Atlantic Realty LLC v. Brooklyn Hospitality Group LLC; Lazar Waldman; and Sands Capital LLC* (Supreme Court of the State of New York, Kings County, Index No. 524178/2021); and
- ii. *Tristate Fencing Corp., d/b/a Rock Brokerage v. 1325 Atlantic Realty LLC, Brooklyn Hospitality LLC, LW Developers Corp.* (Supreme Court of the State of New York, Kings County, Index No. 500831/2022).

N. The Debtor's Senior Management

50. Pursuant to Local Rule 1007-4(a)(13), I act as the manager of the Debtor.

O. Additional Information Required by Local Rule 1007-4

51. In accordance with Local Rule 1007-4, the Debtor intends to continue the operation of its business and the management of its properties as Debtor and Debtor in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

52. In accordance with Local Rule 1007-4(a)(14), the Debtor currently has no employees.

53. In accordance with Local Rule 1007-4(a)(15), the amounts paid and proposed to be paid for the thirty (30) day period following the Petition Date to the Debtor's officer is zero.

54. In accordance with Local Rule 1007-4(a)(17), during the 30 day period following the Petition Date the Debtor does not expect any receipts or disbursements.

P. The Debtor's Post-petition Goals

55. During the pendency of this Chapter 11 Case, the Debtor anticipates using the tools set forth in the Bankruptcy Code to reconcile and resolve the various claims asserted against the Debtor, resolve its disputes with the Tenant, and reorganize its affairs.

Conclusion

56. The Debtor reserves the right to amend or supplement any of the attached schedules in the event additional information is obtained by the Debtor. I believe that the protection of the Bankruptcy Court will enable the Debtor to maximize the value of its assets for the benefit of the estate and its creditors.

Dated Brooklyn, New York
February 17, 2022

/s/ Esther Green
Esther Green

Exhibit A

Fill in this information to identify the case:

Debtor name **1325 Atlantic Realty LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK**

Case number (if known): _____

Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1 Seal USA LLC 544 Park Avenue #431 Brooklyn, NY 11205			Disputed	\$150,490.00	\$0.00	\$150,490.00
Active Cooling & Heating 60-30 60th Court Maspeth, NY 11378			Disputed	\$903,650.27	\$0.00	\$903,650.27
Big Apple Group NY LLC 936 South Oyster Bay Road Hicksville, NY 11801			Disputed	\$85,821.00	\$0.00	\$85,821.00
BMW Plumbing Supplies 307 Wallabout Street Brooklyn, NY 11205			Disputed	\$83,420.11	\$0.00	\$83,420.11
Braga Corp. 98 Snediker Avenue Brooklyn, NY 11207			Disputed	\$456,012.00	\$0.00	\$456,012.00
Do All Interiors Inc. 84 Hewes Street Brooklyn, NY 11249			Disputed	\$499,423.30	\$0.00	\$499,423.30
Double Solutions, Inc. 5308 13th Avenue #128 Brooklyn, NY 11219			Disputed	\$179,050.00	\$0.00	\$179,050.00
Engineering Solutions LLC 150 West 30th Street Suite 402 New York, NY 10001			Disputed	\$50,978.51	\$0.00	\$50,978.51
Green Capital Management LLC 404 Arlington Avenue Lakewood, NJ 08701		Related party loan				\$103,000.00

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Hi Volts Electrical Inc. 185 Spencer Street Brooklyn, NY 11205			Disputed	\$185,303.00	\$0.00	\$185,303.00
International Concrete Corp. 178 Walworth Street Brooklyn, NY 11205			Disputed	\$122,923.29	\$0.00	\$122,923.29
Liftco Elevator Group Inc. P.O. Box 1413 Spring Valley, NY 10977			Disputed	\$233,450.00	\$0.00	\$233,450.00
New York City Department of Buildings Administrative Enforcement 280 Broadway 1st Floor New York, NY 10007		Alleged building code violations incurred by Tenant	Contingent Unliquidated Disputed			\$62,500.00
New York City Department of Finance Office of Legal Affairs 375 Pearl Street 30th Floor New York, NY 10038		Real estate taxes				\$130,954.00
NYCTL 1998-2/MTAG MTAG Services LLC P.O Box 223762 Pittsburgh, PA 15281-2762		Real estate taxes				\$604,587.55
Secure Roofing, Inc. 173 Woodpoint Road Brooklyn, NY 11211			Disputed	\$49,925.79	\$0.00	\$49,925.79
Silvercup Scaffolding LLC 29 Lorimer Street Brooklyn, NY 11206			Disputed	\$22,766.40	\$0.00	\$22,766.40
Tristate Realty Corp. dba Rock Brokerage P.O. Box 110955 Brooklyn, NY 11211			Disputed	\$283,250.04	\$0.00	\$283,250.04
Windows of NYC 600716th Avenue Brooklyn, NY 11204			Disputed	\$141,353.00	\$0.00	\$141,353.00

Debtor **1325 Atlantic Realty LLC**
Name

Case number (*if known*) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Zolex Group One LLC 404 Arlington Avenue Lakewood, NJ 08701		Related party loans				\$231,000.00

Exhibit B

Fill in this information to identify the case:

Debtor name **1325 Atlantic Realty LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK**

Case number (if known) _____

Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
 Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

	Describe debtor's property that is subject to a lien	Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
2.1 1 Seal USA LLC Creditor's Name 544 Park Avenue #431 Brooklyn, NY 11205 Creditor's mailing address	Describe the lien Mechanic's Lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)	\$150,490.00	\$0.00
Creditor's email address, if known Date debt was incurred Last 4 digits of account number	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed		
2.2 Active Cooling & Heating Creditor's Name 60-30 60th Court Maspeth, NY 11378 Creditor's mailing address	Describe the lien Mechanic's lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)	\$903,650.27	\$0.00
Creditor's email address, if known Date debt was incurred Last 4 digits of account number	As of the petition filing date, the claim is: Check all that apply		
Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.			

Debtor **1325 Atlantic Realty LLC**
Name

Case number (if known) _____

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Contingent
 Unliquidated
 Disputed

2.3 **Big Apple Group NY LLC** _____ **Describe debtor's property that is subject to a lien** _____ **\$85,821.00** _____ **\$0.00**
Creditor's Name

936 South Oyster Bay Road
Hicksville, NY 11801

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply
 Contingent
 Unliquidated
 Disputed

2.4 **BMW Plumbing Supplies** _____ **Describe debtor's property that is subject to a lien** _____ **\$83,420.11** _____ **\$0.00**
Creditor's Name

307 Wallabout Street
Brooklyn, NY 11205

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply
 Contingent
 Unliquidated
 Disputed

2.5 **Braga Corp.** _____ **Describe debtor's property that is subject to a lien** _____ **\$456,012.00** _____ **\$0.00**
Creditor's Name

98 Snediker Avenue
Brooklyn, NY 11207

Creditor's mailing address

Creditor's email address, if known

Describe the lien

Mechanic's Lien

Is the creditor an insider or related party?

No
 Yes

Debtor **1325 Atlantic Realty LLC** Case number (if known) _____

Name

Date debt was incurred

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No

Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

2.6 Cuetes Corp. Describe debtor's property that is subject to a lien **\$5,670.00** **\$0.00**

Creditor's Name

186 Brookdale Avenue
New Rochelle, NY 10801

Creditor's mailing address

Describe the lien

Mechanic's Lien

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No

Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

2.7 Do All Interiors Inc. Describe debtor's property that is subject to a lien **\$499,423.30** **\$0.00**

Creditor's Name

84 Hewes Street
Brooklyn, NY 11249

Creditor's mailing address

Describe the lien

Mechanic's lien

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No

Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

2.8 Double Solutions, Inc. Describe debtor's property that is subject to a lien **\$179,050.00** **\$0.00**

Debtor **1325 Atlantic Realty LLC**

Name

Case number (if known)

Creditor's Name
**5308 13th Avenue
#128
Brooklyn, NY 11219**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Describe the lien

Mechanic's Lien

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Contingent
 Unliquidated
 Disputed

2.9 Engineering Solutions LLC

Creditor's Name

**150 West 30th Street
Suite 402
New York, NY 10001**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Describe the lien

Mechanic's lien

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Contingent
 Unliquidated
 Disputed

\$50,978.51

\$0.00

2.1 0 Hi Volts Electrical Inc.

Creditor's Name

**185 Spencer Street
Brooklyn, NY 11205**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Describe debtor's property that is subject to a lien

\$185,303.00

\$0.00

Describe the lien

Mechanic's lien

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Debtor **1325 Atlantic Realty LLC**

Case number (if known) _____

Name

Do multiple creditors have an interest in the same property?

No

Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

2.1 1 International Concrete Corp.

Creditor's Name

178 Walworth Street Brooklyn, NY 11205

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred**Last 4 digits of account number****Do multiple creditors have an interest in the same property?**

No

Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

Describe debtor's property that is subject to a lien**\$122,923.29****\$0.00****Describe the lien****Mechanic's Lien****Is the creditor an insider or related party?**

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

2.1 2 Klein's Moving & Storage Inc.

Creditor's Name

9411 Ditmas Avenue Brooklyn, NY 11236

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred**Last 4 digits of account number****Do multiple creditors have an interest in the same property?**

No

Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

Describe debtor's property that is subject to a lien**\$0.00****\$0.00****Describe the lien****Is the creditor an insider or related party?**

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

2.1 3 Liftco Elevator Group Inc.

Creditor's Name

P.O. Box 1413 Spring Valley, NY 10977

Creditor's mailing address

Describe the lien**\$233,450.00****\$0.00**

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Mechanic's Lien**Is the creditor an insider or related party?**

No
 Yes

Is anyone else liable on this claim?

No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Contingent
 Unliquidated
 Disputed

2.1
4**Rent a Unit NY**

Creditor's Name

**543 Bedford Avenue
#243
Brooklyn, NY 11211**

Creditor's mailing address

Describe debtor's property that is subject to a lien

\$10,162.91**\$0.00**

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent
 Unliquidated
 Disputed

2.1
5**Secure Roofing, Inc.**

Creditor's Name

**173 Woodpoint Road
Brooklyn, NY 11211**

Creditor's mailing address

Describe debtor's property that is subject to a lien

\$49,925.79**\$0.00**

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?**Describe the lien****Mechanic's Lien****Is the creditor an insider or related party?**

No
 Yes

Is anyone else liable on this claim?

No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Debtor **1325 Atlantic Realty LLC**
Name

Case number (if known) _____

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Contingent
 Unliquidated
 Disputed

2.1 **6 Silvercup Scaffolding LLC** \$22,766.40 \$0.00

Creditor's Name

**29 Lorimer Street
Brooklyn, NY 11206**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent
 Unliquidated
 Disputed

2.1 **7 Tristate Realty Corp. dba Rock Brokerage** \$283,250.04 \$0.00

Creditor's Name

**P.O. Box 110955
Brooklyn, NY 11211**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

Contingent
 Unliquidated
 Disputed

2.1 **8 Windows of NYC** \$141,353.00 \$0.00

Creditor's Name

**600716th Avenue
Brooklyn, NY 11204**

Creditor's mailing address

Describe debtor's property that is subject to a lien

Describe the lien
Mechanic's Lien

Name

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

 No Yes. Specify each creditor, including this creditor and its relative priority.

Is the creditor an insider or related party?

 No Yes

Is anyone else liable on this claim?

 No Yes. Fill out Schedule H: Codebtors (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

 Contingent Unliquidated Disputed

2.1 9	Y&S Plumbing & Heating Supply NY	Describe debtor's property that is subject to a lien	\$12,954.51	\$0.00
----------	---	--	--------------------	---------------

**244 Rogers Avenue
Brooklyn, NY 11225**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

 No Yes. Specify each creditor, including this creditor and its relative priority.

Describe the lien

Mechanic's Lien

Is the creditor an insider or related party?

 No Yes

Is anyone else liable on this claim?

 No Yes. Fill out Schedule H: Codebtors (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

 Contingent Unliquidated Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$3,476,604.1**3****Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**Gutman Weiss, P.C.
2276 Sixty-Fifth Street
Brooklyn, NY 11204**Line 2.17

Exhibit C

Fill in this information to identify the case:

Debtor name **1325 Atlantic Realty LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK**

Case number (if known) _____

Check if this is an amended filing

**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)

1a. Real property:

Copy line 88 from *Schedule A/B*..... \$ **25,000,000.00**

1b. Total personal property:

Copy line 91A from *Schedule A/B*..... \$ **957.48**

1c. Total of all property:

Copy line 92 from *Schedule A/B*..... \$ **25,000,957.48**

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **3,476,604.13**

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **802,683.79**

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **334,000.00**

4. Total liabilities

Lines 2 + 3a + 3b

\$ **4,613,287.92**

GREEN-20 LLC
 BALANCE SHEET
 2/1/2022
 (CASH BASIS)

ASSETS

CASH	\$ 957
LAND	14,118
BUILDINGS & OTHER DEPRECIABLE ASSETS	1,067,238
LESS: ACCUMULATED DEPRECIATION	<u>(716,568)</u>
	350,670
INTANGIBLE ASSETS	325,830
LESS: ACCUMULATED AMORTIZATION	<u>(59,736)</u>
	266,094
TOTAL ASSETS	<u><u>\$ 631,839</u></u>

LIABILITIES

INTERCOMPANY LOANS	\$ 334,000
CAPITAL/OWNERS' EQUITY	<u>\$ 297,839</u>
TOTAL LIABILITIES AND CAPITAL	<u><u>\$ 631,839</u></u>

NOTE: PROPERTY WAS ACQUIRED THROUGH A 1031 EXCHANGE AND ACCORDINGLY THE TAX BASIS IS REFLECTED ABOVE.